



Planning Application Information Sheet

Application Type: Rezoning/OCP Amendment

File Number: 3360-20/20220022

Bylaw(s): Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5388, 2022 and Quesnel Fringe Area Zoning Amendment Bylaw No. 5389, 2022

Electoral Area: C

Date of Referral: April 20, 2022

Date of Application: April 05, 2022

Property Owner's Name(s): MICHAEL B GRUETER

Applicant's Name: Brad Wiles

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lots 8622 and 8623, Cariboo District, Plan PGP46284

Property Size(s): 7.6 ha (18.78 ac.)

Area of Application: 7.6 ha (18.78 ac.)

Location: 1352 Webber Road

Current Designation:

Rural Residential 2

Min. Lot Size Permitted:

1.5 ha (3.7 ac.)

Country Residential

0.8 ha (1.98 ac.)

Proposed Designation:

Country Residential

Min. Lot Size Permitted

0.8 ha (1.98 ac.)

Current Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

2 ha (4.94 ac.)

Rural 3 (RR 3)

0.8 ha (1.98 ac.)

Proposed Zoning:

Min. Lot Size Permitted:

Rural 3 (RR 3)

0.8 ha (1.98 ac.)

Proposal: To allow future subdivision of the property up to a maximum of 9 lots.

No. and size of Proposed Lots: No new lots proposed currently; application would allow for future subdivision with a minimum lot size of 0.8 ha (1.98 ac.), up to a maximum of 9 lots.

Existing Buildings: Single Family Dwelling - 109.5 sq. m (1,178.65 sq. ft.)
Secondary Dwelling (to be removed) - 78.3 sq. m (842.81 sq. ft.)
Shop - 64.7 sq. m (696.42 sq. ft.)

Proposed Buildings: None

Road Name: Webber Road

Road Type: Paved

Within the influence of a Controlled Access Highway: Highway 26

Services Available: Hydro, Telephone, Well, Sewage Disposal System

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: N/A

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	060 2 Acres Or More (Single Family Dwelling, Duplex)	2.07 ha (5.12 ac.)
	061 2 Acres Or More (Vacant)	2.02 ha (5 ac.)
	063 2 Acres Or More (Manufactured Home)	2.02 ha (5 ac.)
(b) South	061 2 Acres Or More (Vacant)	19.6 ha (48.43 ac.)
(c) East	061 2 Acres Or More (Vacant)	1.99 ha (4.94 ac.) - 4.04 ha (10 ac.)
(d) West	061 2 Acres Or More (Vacant)	59.1 ha (138.62 ac.)

PLANNING COMMENTS

Update (July 21, 2022):

At the June 10, 2022 Board meeting, the CRD Board resolved to defer this rezoning application up to 90 days due to the proximity of gravel reserves.

Since then, the applicant has submitted a proposed site plan of 4-lot subdivision. There were no specific number of lots or subdivision lot layout proposed previously. The planning staff calculated the maximum number of 9 lots based on the minimum required lot size of the proposed RR 3 zone. There were concerns raised for this potentially high-density subdivision adjacent to the existing gravel reserves. The revised subdivision proposal consists of three lots ranging between 0.81 ha (2 ac.) and 0.82 ha (2.03 ac.) and the remaining land forming a 5.26 ha (12.99 ac.) parcel as shown in revised Appendix C.

Revised Rationale:

Planning staff are supportive of the revised proposal of 4-lot subdivision. There are no changes in the proposed zoning and OCP designation amendments, except the number of proposed lots are reduced from 9-lot subdivision to 4-lot subdivision. With the Provincial gravel reserve in proximity, the revised lower-density subdivision proposal will have reduced potential impact on future landowners. Moreover, the property can already be subdivided up to four lots under the current zoning. Rezoning the remaining lot to Rural 3 (RR 3) zone will align with the partially existing split zone, making the entire property have one zone.

The proposed subdivision lot layout along with panhandle on southern boundary will provide some buffer space should lands to the south be developed for gravel extraction. Therefore, planning staff recommends approval of this rezoning application with revised proposal.

Revised Recommendation:

1. That the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5388, 2022 be given first and second reading.
2. That the Quesnel Fringe Area Zoning Amendment Bylaw No. 5389, 2022 be given first and second reading, and that adoption be subject to the following condition:
 - i. Adoption of the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5388, 2022.

Background:

A rezoning application has been received for the property at 1352 Webber Road. The subject property is 7.6 ha (18.78 ac.). The property is currently zoned Rural 2 (RR 2) and Rural 3 (RR 3) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and Rural Residential 2 and Country Residential in the Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2014. The applicants have proposed to remove the RR 2 zone and Rural Residential 2 designation from the property and rezone these portions to RR 3 and designate to Country Residential respectively.

The proposed rezoning and official community plan amendment would reduce the minimum lot size for the entire property to 0.8 ha (1.98 ac.) allowing for subdivision of up to nine lots. Planning staff note that the applicants have not proposed subdivision at this time and the request is for future opportunities for the subject property.

Location and Surrounding:

The subject property, as indicated by the applicant, is freshly logged, consisting of small vegetation and remaining cedar trees. A small pond exists on the property. The property also contains a 109.5 sq. m (1,179 sq. ft.) Single Family Dwelling, a 78.3 sq. m (843 sq. ft.) Secondary Dwelling, and a 64.7 sq. m (696 sq. ft.) shop. The applicants have indicated that the secondary dwelling is to be removed. The secondary dwelling is addressed as 1344 Webber Road. The property has frontage on both Webber and Shindell roads on its eastern-most boundary and with Sundown Road on its western-most boundary. The OCP indicates that the property is located in areas of both high and low wildfire probability.

CRD Regulations and Policies:

4844 *Quesnel Fringe Area Official Community Plan Bylaw, 2014*

6.3 POLICIES

- 6.3.5 The minimum parcel size for Country Residential lots will be 0.8 hectare to offer opportunities for semi-rural lifestyles. Country Residential subdivisions shall be located in areas where urban public services are not expected to be supplied and water supply and sewage disposal are provided on an individual on-site basis.

SAND, GRAVEL & OTHER MINERAL EXTRACTION

- 5.3.27 Sites permitting sand and gravel extraction are designated on Schedule B Land Use. The authority for approvals to permit gravel extraction rests with an appropriate ministry. Non-commercial operations which involve only the excavation or deposit of material for limited construction purposes may be permitted where necessary, subject to appropriate permitting.

- 5.3.28 Sand and gravel extraction is limited to the excavation, screening and storage of materials. No additional processing of any kind is permitted, including crushing or the manufacturing of asphalt, concrete, or other materials. Such activities are permitted where approved by Temporary Use Permits under conditions imposed by the Cariboo Regional District. Provincial gravel reserves are located on crown land and land use is not subject to local bylaws, however the Regional District encourages the province to work with local governments when developing gravel extraction plans.
- 5.3.29 Require sand and gravel extraction to be conducted in a manner that limits impacts on neighbouring properties, including: control of hours of operation; dust control; screening; access; traffic circulation and site reclamation.

3504 *Quesnel Fringe Area Zoning Bylaw, 1999*

5.19 RURAL 3 (RR 3) ZONE

5.19.2 ZONE PROVISIONS

LOT AREA (minimum) = 0.8 hectares (1.98 acres)

Rationale for Recommendations:

Planning staff have concerns regarding the proposed rezoning application. The proposal would allow the future subdivision of the subject property into a maximum of nine lots. Staff note that the established neighbourhood surrounding the subject property consists of larger parcels to the south and smaller parcels along the Barkerville Highway 26. These smaller parcels range in size closer to 2 ha (5 ac.) rather than the minimum proposed 0.8 ha (1.98 ac.).

The subject property has frontage on three roads, Webber, Sundown, and Shindell. The composition of the subject property is currently 2.34 ha (5.78 ac.) RR 3 zone and Country Residential designation while the remaining 5.26 ha (13 ac.) is RR 2 zone and Rural Residential 2 designation. Current zoning would allow for up to four subdivided lots.

The primary concern raised by planning staff is the permitted uses of the neighbouring properties. Directly south of the subject property and to the west across Sundown Road are two properties owned by the crown and designated in the Official Community Plan for future gravel extraction. These sites are identified as Provincial Gravel Reserves and are designated accordingly in the OCP. Gravel extraction activities normally create noise, dust, and traffic nuisances which are not compatible with further added residential density of this site. Planning staff have no indication of when these areas will be used for extraction, but they are clearly set aside for such by the province and further noted in the OCP.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning application. The applicant is required to apply to MOTI to subdivide. MOTI notes that approval of the rezoning application does not constitute subdivision approval.

The Electoral Area 'C' Advisory Planning Commission has reviewed the application and recommend support of the proposed rezoning. The APC notes the elimination of the split zone as favourable outcome of the proposal.

The subject property is located within the CRD Building Inspection Service Area. The CRD Chief Building Official no objection to the proposal.

In conclusion, because the property is already zoned for higher density than the surrounding neighbourhood and can already subdivide up to four lots under the current zoning, planning staff are not supportive of the proposed rezoning. Furthermore, and most importantly, the presence of the Provincial Gravel Reserves to the south and west of the property would be incompatible with the additional density proposed in this application.

Recommendation:

That the Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5388, 2022 and Quesnel Fringe Area Zoning Amendment Bylaw No. 5389, 2022 be rejected because of the proximity to gravel reserves.

REFERRAL COMMENTS

Health Authority:

No response.

Ministry of Transportation and Infrastructure: April 26, 2022

The Ministry of Transportation and Infrastructure has no objections in principle to the proposed OCP and zoning amendment to Bylaw(s) 5388 and 5389, to allow for future subdivision of a maximum of 9 lots located on Webber Road. Please note that the landowner will be required to apply for subdivision through the Ministry of Transportation and Infrastructure upon successful rezoning application and that approval of rezoning does not constitute subdivision approval.

Advisory Planning Commission:

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: May 25, 2022

No objections / comments

BOARD ACTION

June 10, 2022:

That the proposed Rezoning and Official Community Plan application number 3360-20/20220022 be deferred up to 90 days due of the proximity to gravel reserves.

ATTACHMENTS

Appendix A: Bylaw 5388 and 5389
Appendix B: General Map
Appendix C: Specific Map
Appendix C: Specific Map - Revised
Appendix D: Orthographic Map
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5388

A bylaw of the Cariboo Regional District, in the Province of British Columbia to amend Bylaw No. 4844, being the "Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013.

WHEREAS the Regional Board may amend by bylaw an official community plan; and

WHEREAS the Regional Board has in its consideration of this bylaw had due regard to the consideration and requirements of the *Local Government Act*;

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION:

This bylaw may be cited for all purposes as the "Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5388, 2022".

2. Schedule "B" of Bylaw No. 4844 of the Cariboo Regional District is amended by

Redesignating part of Lot 1, District Lots 8622 and 8623, Cariboo District, Plan PGP46284 from Rural Residential 2 designation to Country Residential designation as shown on Schedule 'A'.

READ A FIRST TIME this _____ day of _____, 2022.

READ A SECOND TIME this _____ day of _____, 2022.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2022.

READ A THIRD TIME this _____ day of _____, 2022.

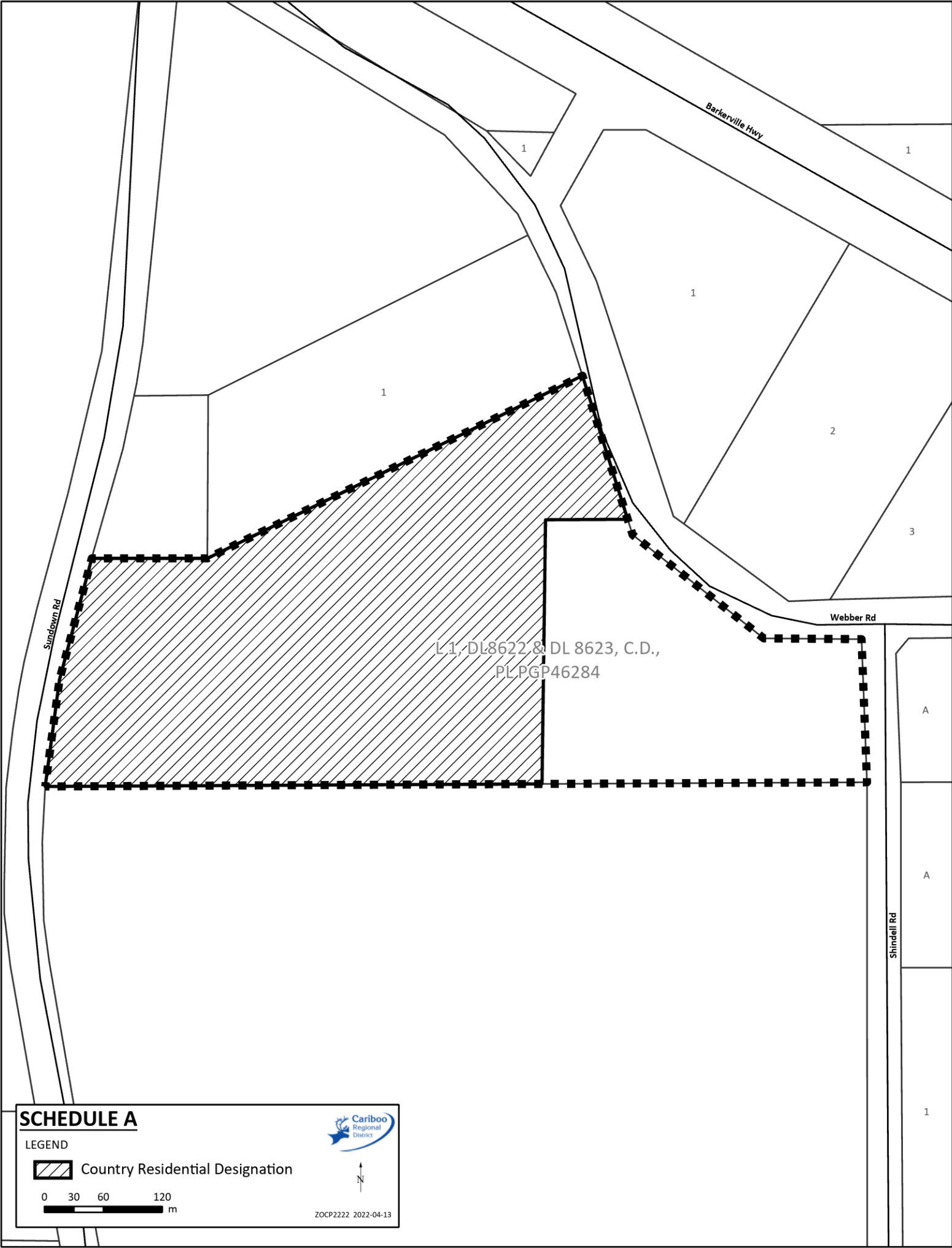
ADOPTED THIS _____ DAY OF _____, 2022.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5388, cited as the "Quesnel Fringe Area Official Community Plan Amendment Bylaw No. 5388, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services

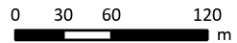


SCHEDULE A

LEGEND



Country Residential Designation



ZOCP2222 2022-04-13





CARIBOO REGIONAL DISTRICT

BYLAW NO. 5389

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3504, being the "Quesnel Fringe Area Zoning Bylaw No. 3504, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5389, 2022".

2. AMENDMENT

Bylaw No. 3504 of the Cariboo Regional District is amended by:

- i) rezoning part of Lot 1, District Lots 8622 and 8623, Cariboo District, Plan PGP46284 from Rural 2 (RR 2) zone to Rural 3 (RR 3) zone, as shown on Schedule 'A'; and
- ii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS _____ DAY OF _____, 2022

READ A SECOND TIME THIS _____ DAY OF _____, 2022

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2022

READ A THIRD TIME THIS _____ DAY OF _____, 2022

APPROVED UNDER THE "TRANSPORTATION ACT" THIS _____ DAY OF _____, 2022

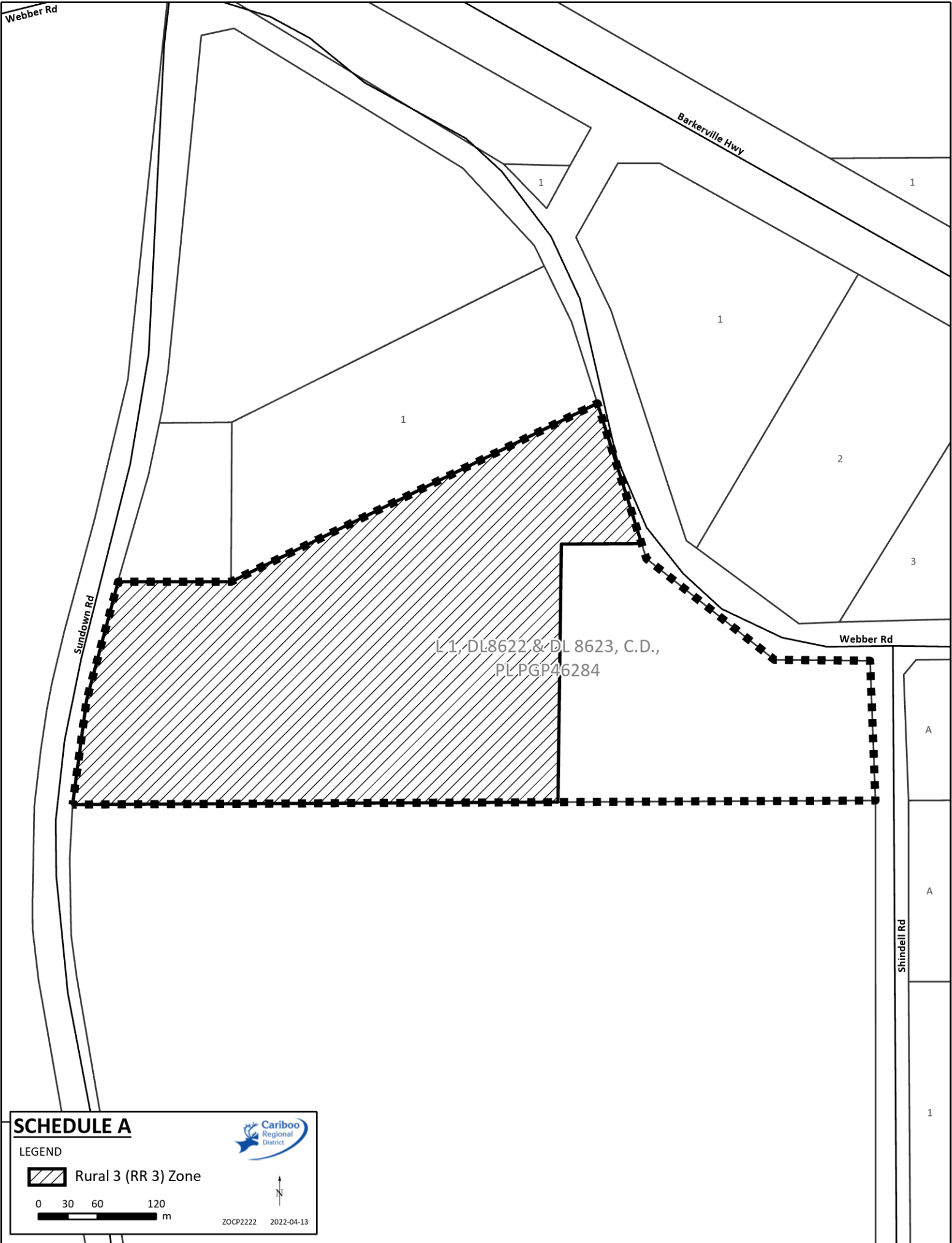
ADOPTED THIS _____ DAY OF _____, 2022

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5389 cited as the "Quesnel Fringe Area Zoning Amendment Bylaw No. 5389, 2022", as adopted by the Cariboo Regional District Board on the _____ day of _____, 2022.

Manager of Corporate Services



Appendix B: GENERAL MAP



LEGEND

Subject Property

ALR

Designation

Agricultural and Resource

Country Residential

Gravel Reserve

Heavy Industrial

Manufactured Home Park

Parks Recreation Open Space

Recreation Commercial

Rural Residential 1

Rural Residential 2

Small Farms

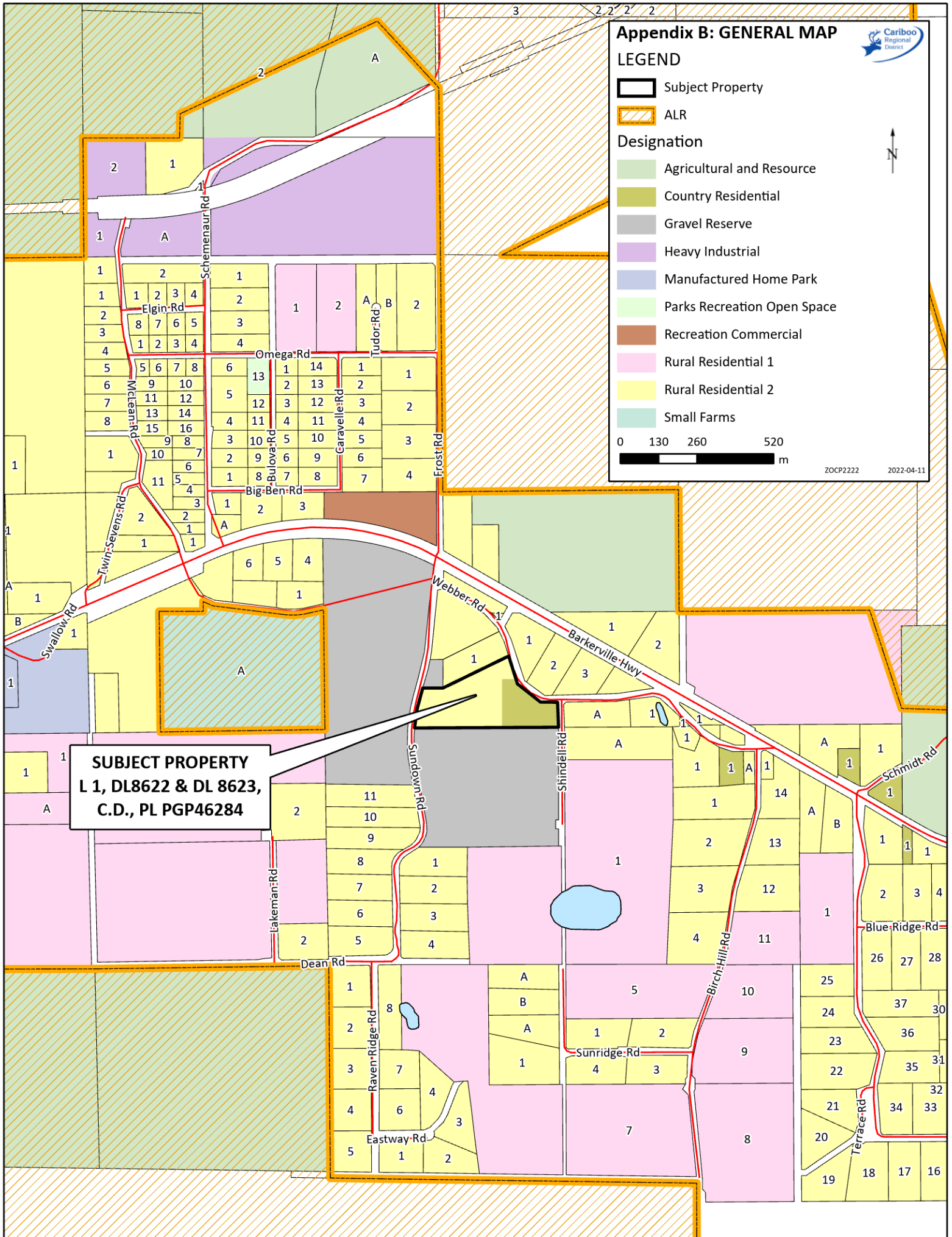
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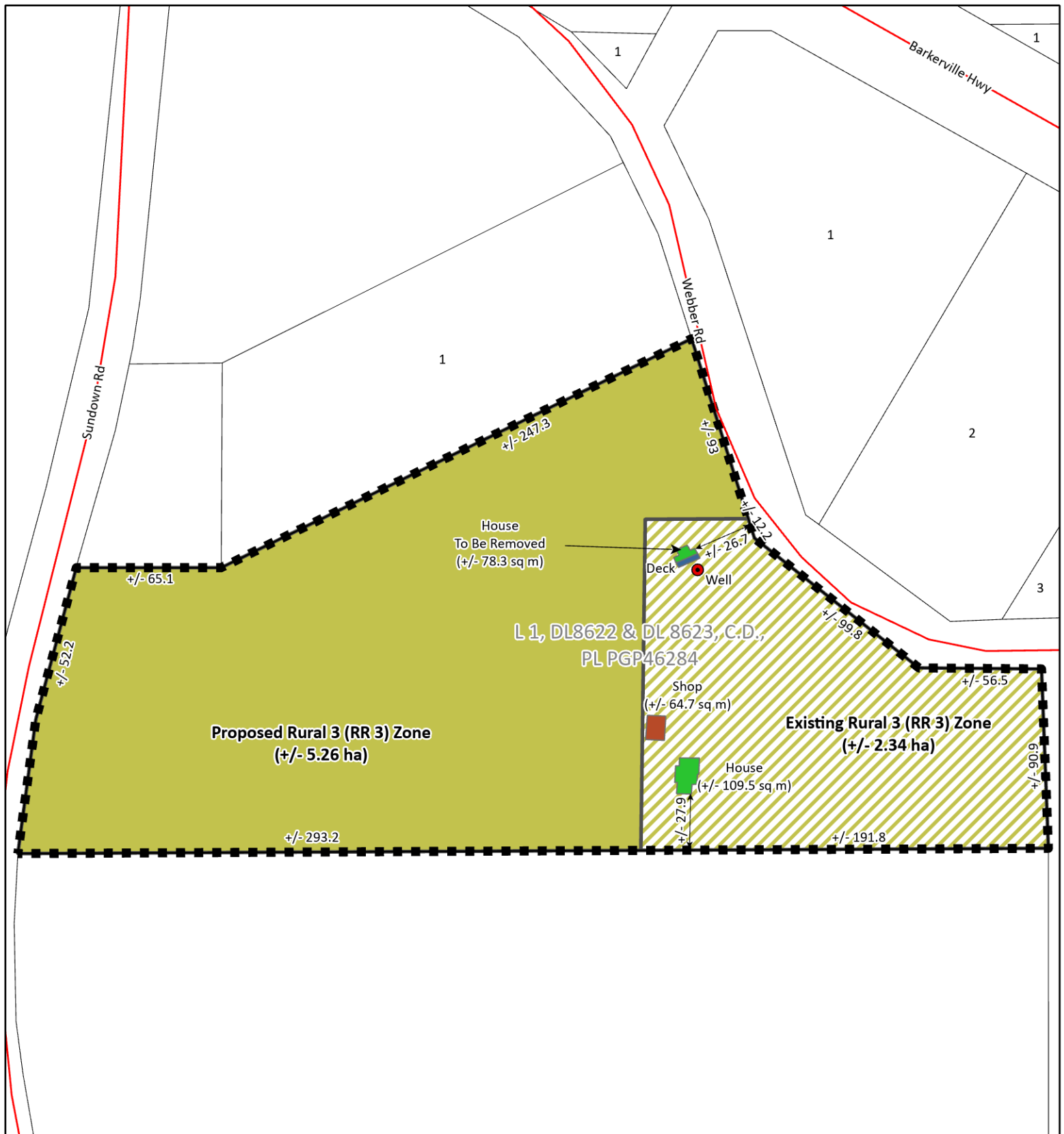
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2022-04-11






SUBJECT PROPERTY
L 1, DL8622 & DL 8623,
C.D., PL PGP46284

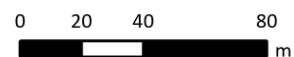




Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Proposed Rural 3 (RR 3) Zone/ Country Residential Designation
-  Existing Rural 3 (RR 3) Zone/ Country Residential Designation

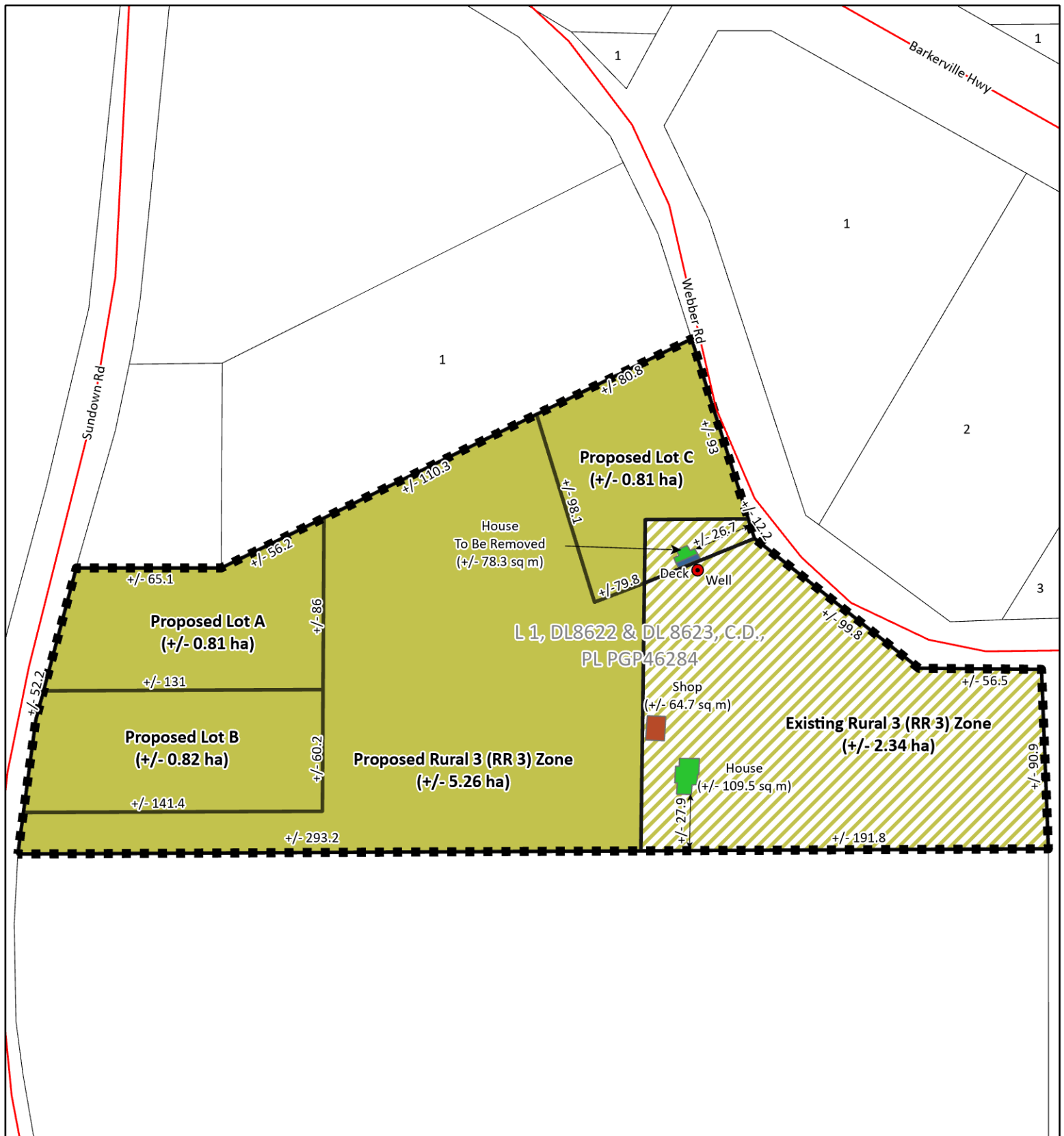


MEASUREMENTS
ARE METRIC

ZOCP2222

2022-04-14

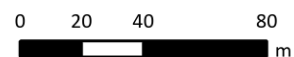




Appendix C: SPECIFIC MAP - Revised

LEGEND

- Subject Property
- Proposed Rural 3 (RR 3) Zone/ Country Residential Designation
- Existing Rural 3 (RR 3) Zone/ Country Residential Designation



MEASUREMENTS
ARE METRIC


ZOCP2222

2022-07-22



Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

 ALR

0 30 60 120
m

ZOCP2222

2022-04-11



Barkerville Hwy

Webber Rd

Frost Rd

SUBJECT PROPERTY
L 1, DL8622 & DL 8623,
C.D., PL PGP46284

Webber Rd

Shindell Rd

Sundown Rd

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Describe the existing use of the subject property and all buildings: Residential

Describe the proposed use of the subject property and all buildings: Residential

Describe the reasons in support for the application: We would like to eventually subdivide our property, and would prefer to make 2 acre parcels instead of 5 acre parcels.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): small vegetation, cedar trees. Freshly logged.

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): 1 pond

Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'C' advisory planning commission held on May 9, 2022 in the CRD Building, located at Quesnel, BC, commencing at 6:00pm

PRESENT:

Chair Lorne Walker
Members Tom Maxwell, Dennis Asher, Lynn Phinney,

Recording Secretary Charlene Lawrence.

Owners/Agent, or Mikel/Colleen Grueter Brad Wiles
☐ Contacted but declined to attend

ABSENT:

Warren Reib

ALSO PRESENT: Electoral Area Director John Massier
Staff support (if present)

Agenda Items

REZONING/OCP AMENDMENT – 3360-20/20220022 (LOT 1, DISTRICT LOTS 8622 AND 8623, CARIBOO DISTRICT, PLAN PGP46284)

Tom Maxwell / Dennis Asher "THAT the application to rezone/redesignate property at 1352 WEBBER ROAD, be supported / rejected for the following reasons:

- i) Gives the entire property the same zoning.
- ii) There is nothing to reject for this application.

For: 5 Against: 0

CARRIED/DEFEATED

Termination

Lynn Phinney / Tom Maxwell : That the meeting terminate.

CARRIED

Time: 6:30 pm

Charlene Lawrence
Recording Secretary

Lorne Walker
Chair